



Connells

Arundel Road
High Wycombe



Property Description

Enjoying superb views from its elevated position is this three-bedroom semi-detached house. The property is presented in excellent condition with new kitchen and boiler in 2019 as well as being re-wired. Set within a popular residential road the house has driveway parking plus garage which is under the house. Steps take you up to the front door, which opens into the entrance hall with stairs to the first floor and doors leading to the open plan reception living area. The reception / dining room is dual aspect with fireplace and sliding doors leading out to the rear garden. This room opens on to the modern kitchen with breakfast bar, wall and base level units and integrated oven and hob. There is a door leading into the utility which has external access to the front and rear of the property.

To the first floor are two double bedrooms with built in storage and a third smaller bedroom. Bedrooms one and three are both to the front of the property and benefit from excellent views of the countryside beyond. The modern bathroom has shower over bath, WC and wash hand basin with vanity.

The rear garden is fully enclosed with a patio area to the lower level; steps leading to a sloped lawn that in turn leads to the rear patio area and sun room. The garden is bordered by mature trees and shrubs.

Entrance Hall

6' max x 18' max (1.83m max x 5.49m max)

Reception/dining/kitchen

18' 2" max x 24' 1" max (5.54m max x 7.34m max)

Utility

4' 9" max x 15' 3" max (1.45m max x 4.65m max)

Landing

6' max x 9' 1" max (1.83m max x 2.77m max)

Bedroom One

12' max x 11' 9" max (3.66m max x 3.58m max)

Bedroom Two

12' max x 9' 8" max (3.66m max x 2.95m max)

Bedroom Three

7' max x 8' 8" max (2.13m max x 2.64m max)

Bathroom

6' 10" max x 5' 5" max (2.08m max x 1.65m max)

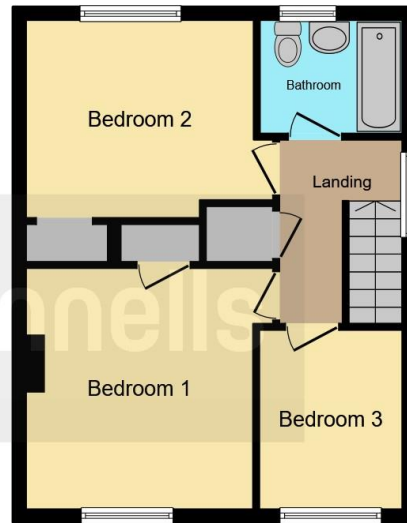
Location

There are a number of schools and amenities within the local area. High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centre and multi-screen cinema complex. The mainline train station has frequent service to London Marylebone. M40 J4 is within a few minutes drive.

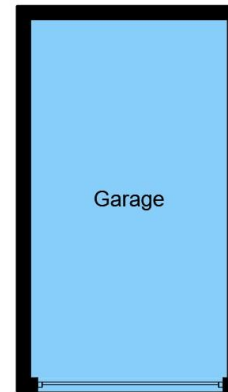




Ground Floor



First Floor



Garage



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/WYC312243

Tenure: Freehold



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